

CITY OF MILPITAS ENGINEERING



Capital Improvement Program

Project Management

Pre-proposal Meeting

Project Management & Staff Augmentation Services

RFP Process

Issue RFP Senior Center	October 5, 2005
Pre-proposal Meeting	October 19, 2005, 11:30 am
Proposal Submittal Due	October 25, 2005, 5 pm
Interview with Project Staff	November 2, 2005
Council Agreement Approval	November 15, 2005
Agreement Negotiated / Notice to Proceed	December 1, 2005

CITY OF MILPITAS – ENGINEERING CAPITAL IMPROVEMENT PROGRAM PROJECT MANAGEMENT

- **Introductions**
- **Presentation – Examples of CIPs in Progress**
 - **Library**
 - **Midtown East Parking Garage**
 - **Senior Housing**
 - **Proposed County Health Center & Garage**
 - **Civic Senior Center**
- **Preliminary Questions**

CITY OF MILPITAS – ENGINEERING CAPITAL IMPROVEMENT PROGRAM PROJECT MANAGEMENT

Purpose – Provide excellent facilities that support the City’s goals with high quality, in the most cost effective and timely manner.

- Effective, efficient project delivery
- Building a community not just a project
- “Green” energy efficient, reasonable maintenance
- Maximize flexibility and future opportunities
- Under promise & Over deliver

CITY OF MILPITAS – ENGINEERING

RDA CAPITAL IMPROVEMENT PROGRAM

<u>Description</u>	<u>Phase</u>	<u>Consultant</u>	<u>Cost Plan</u>
Library	DD/CD	Group 4 Architecture	\$39.0 M
Pkg. Garage	CD	Chong Partners	\$12.5 M
Pkg. Garage	Sch./hold	Chong Partners	\$13.5 M
Main St. Ut.	Bidding	Harris & Assoc.	\$ 4.0 M
Main St.	30% CD	BKF	\$ 6.0 M
Site Prep.	Demo CD	SCS Engineers	\$ 2.0 M
CEQA Mitig.	Ongoing	Carey & Co., et.al.	\$ 0.5 M
Abel St.	Const.	Weiss	\$ 6.0 M
Sr. Cntr	RFP	to be determined	\$11.0 M
SPS/C Yd.	Design	West Yost/Winzler & Kelly	\$ 2.0+M
Trails	Grants		\$
TOTAL			\$96.5+M

CITY OF MILPITAS – ENGINEERING

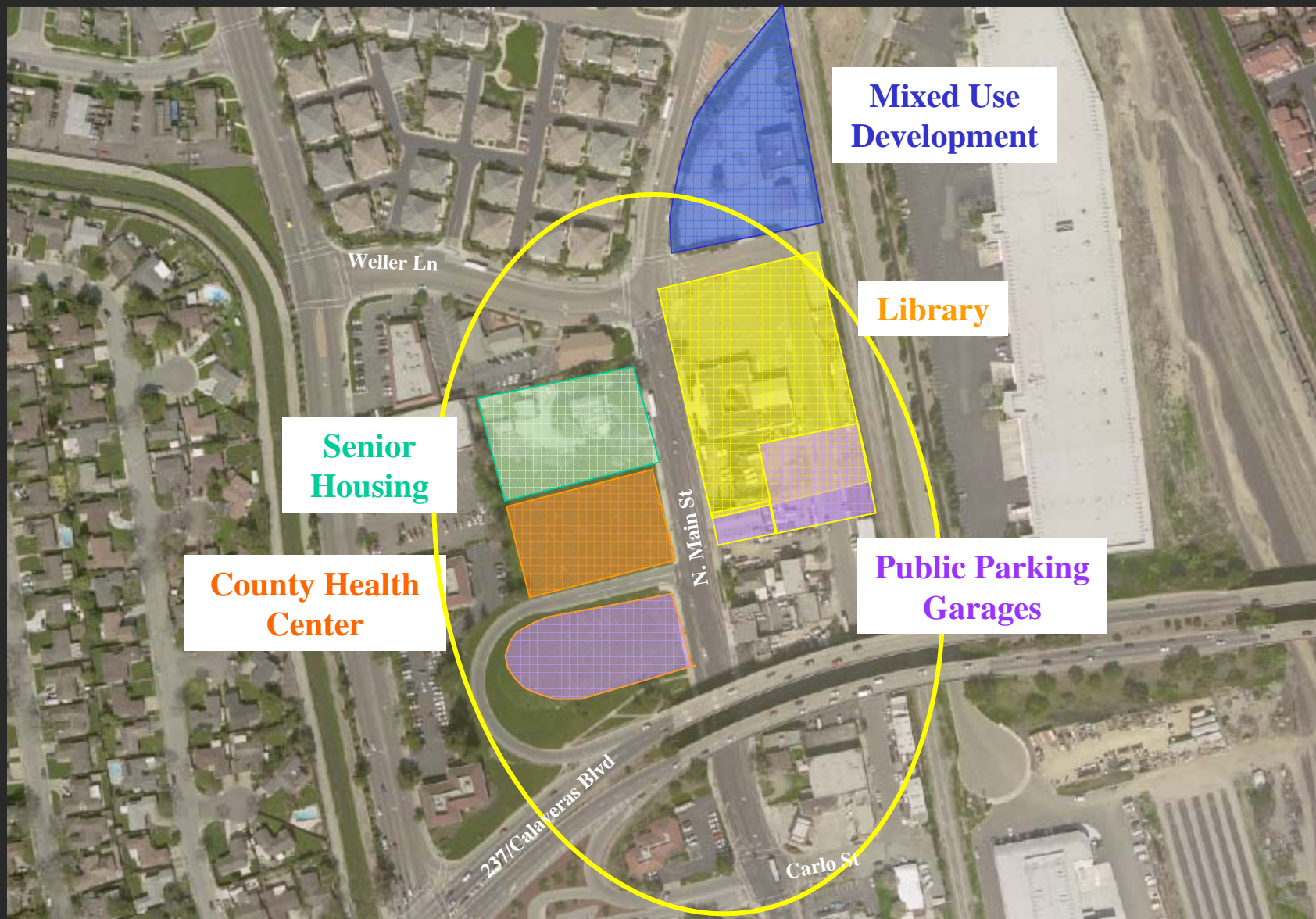
Other CAPITAL IMPROVEMENT PROGRAM

<u>Description</u>	<u>Phase</u>	<u>Consultant</u>	<u>Cost Plan</u>
Adobe Bldg.	Pre-Design		\$
Sports Cntr.	CD	SSA/Weiss	\$2.0+M
MidT Crit Ut	Prelim.		\$0.9 M
Transit Area	Planning		\$

Coordination:

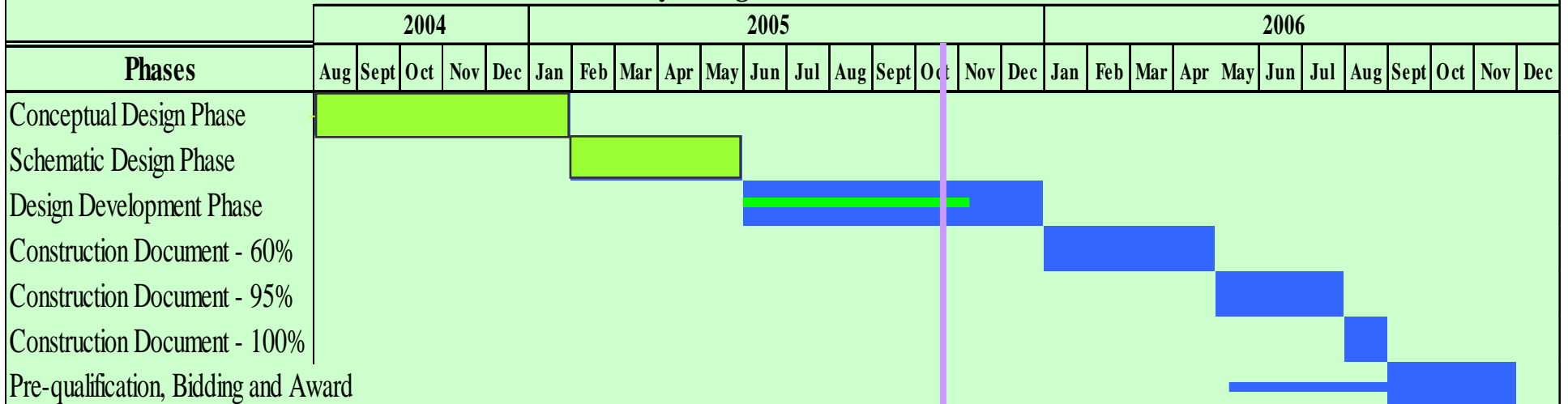
Senior Housing	Mid-Peninsula
Health Center	Santa Clara County
PG&E, other utilities	
Caltrans	
County Health, etc.	

North Main Street Development Projects

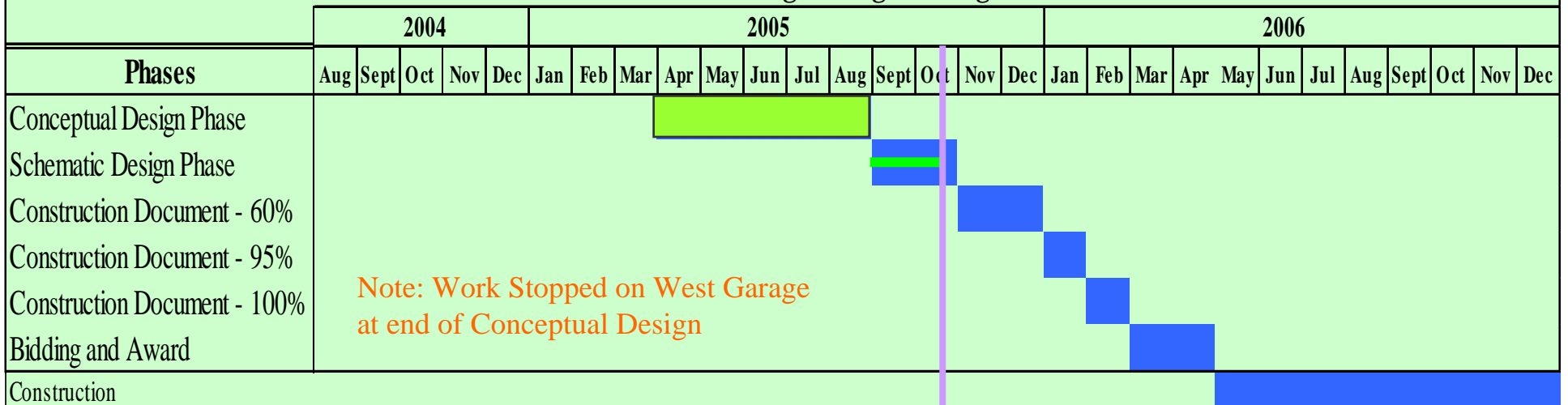


Library & Garages Project Design Schedule

Library Design Schedule



Midtown Parking Garages Design Schedule

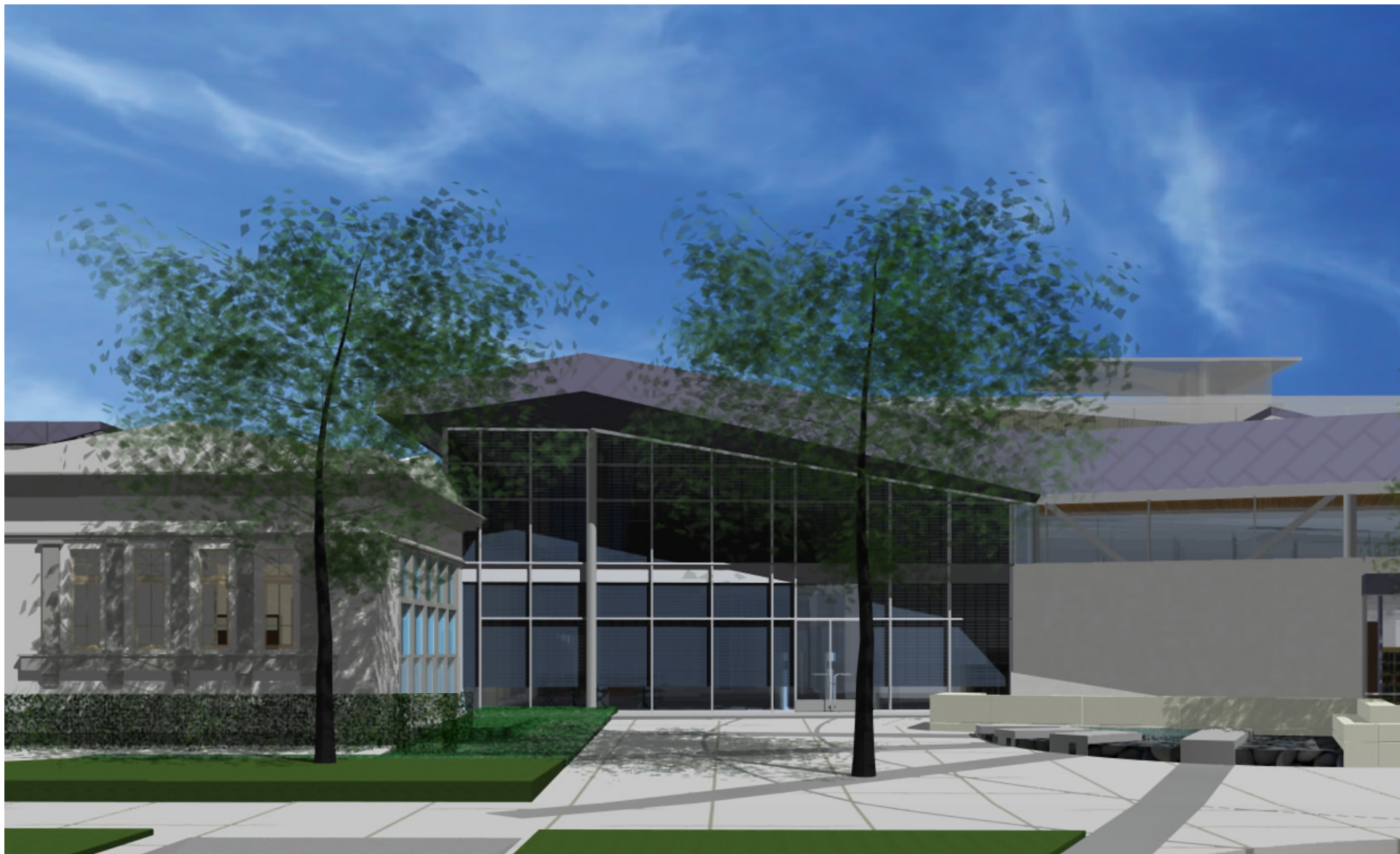


Milpitas Library & East Parking Garage





VWUHHW#CHYHO#YIIZ #WR #Q H# HQ WU\#\$OD] D



Q HZ #IQ WU\#



K I V W R U I F # I Q W U \ #



VWUHHW#QHYHO#YIHZ #WR #VZ



VR XWK Z HVW#DHUIDO



Q R UWK #ICHYDWIR Q



DQ IP DWIR Q

HANGING SCULPTURE

- interactive
- provide solar control

WALL ART at eye level

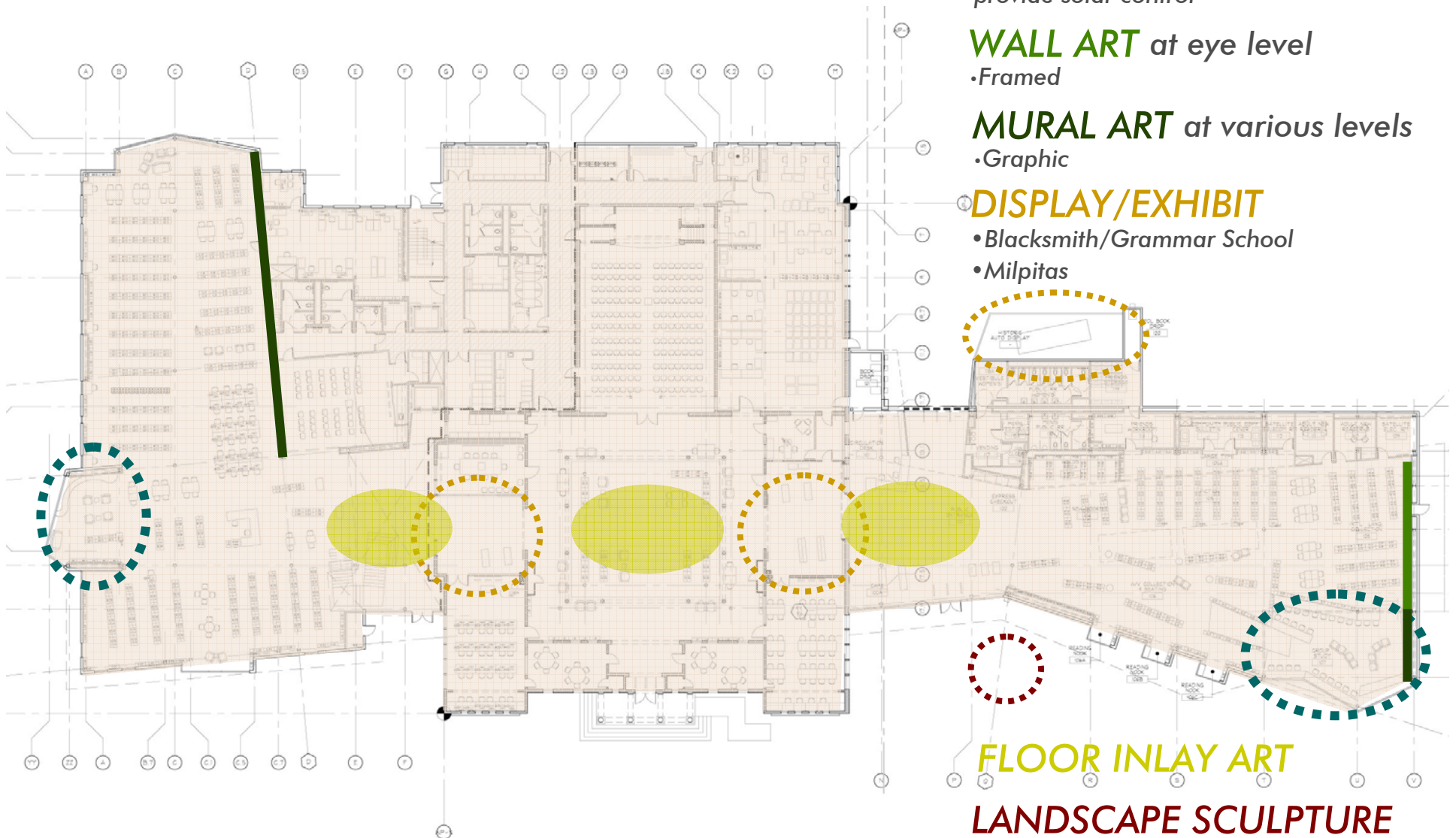
- Framed

MURAL ART at various levels

- Graphic

DISPLAY/EXHIBIT

- Blacksmith/Grammar School
- Milpitas



IIJW#IOR R U#DUW#R SSR UWX Q IWLIV

HANGING SCULPTURE

- interactive
- provide solar control

WALL ART at eye level

- Framed

MURAL ART above eye level

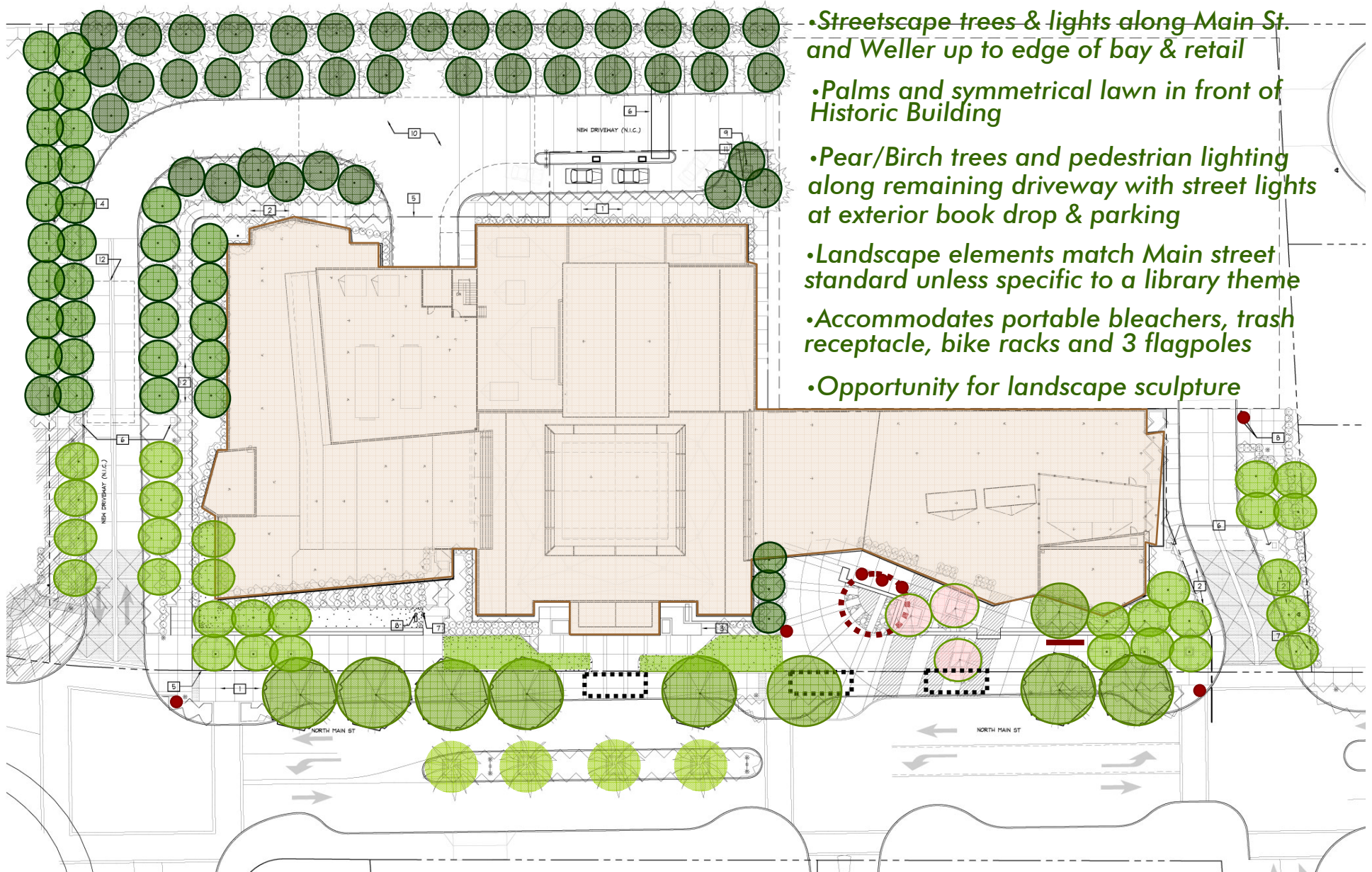
- Graphic

DISPLAY/EXHIBIT

- MLK



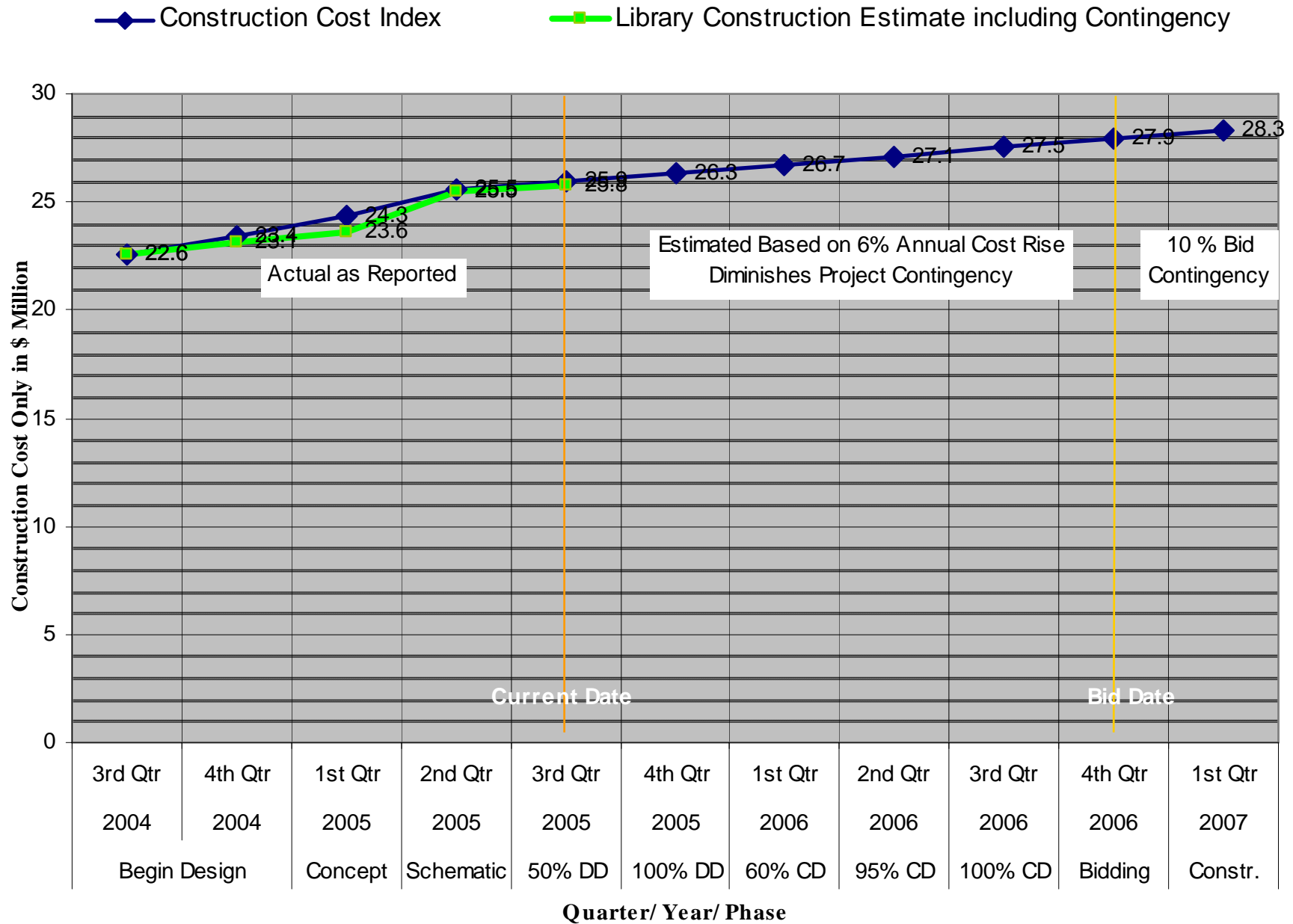
VHF R Q G #IOR R U#DUW#R SSR UWX Q IWLIV



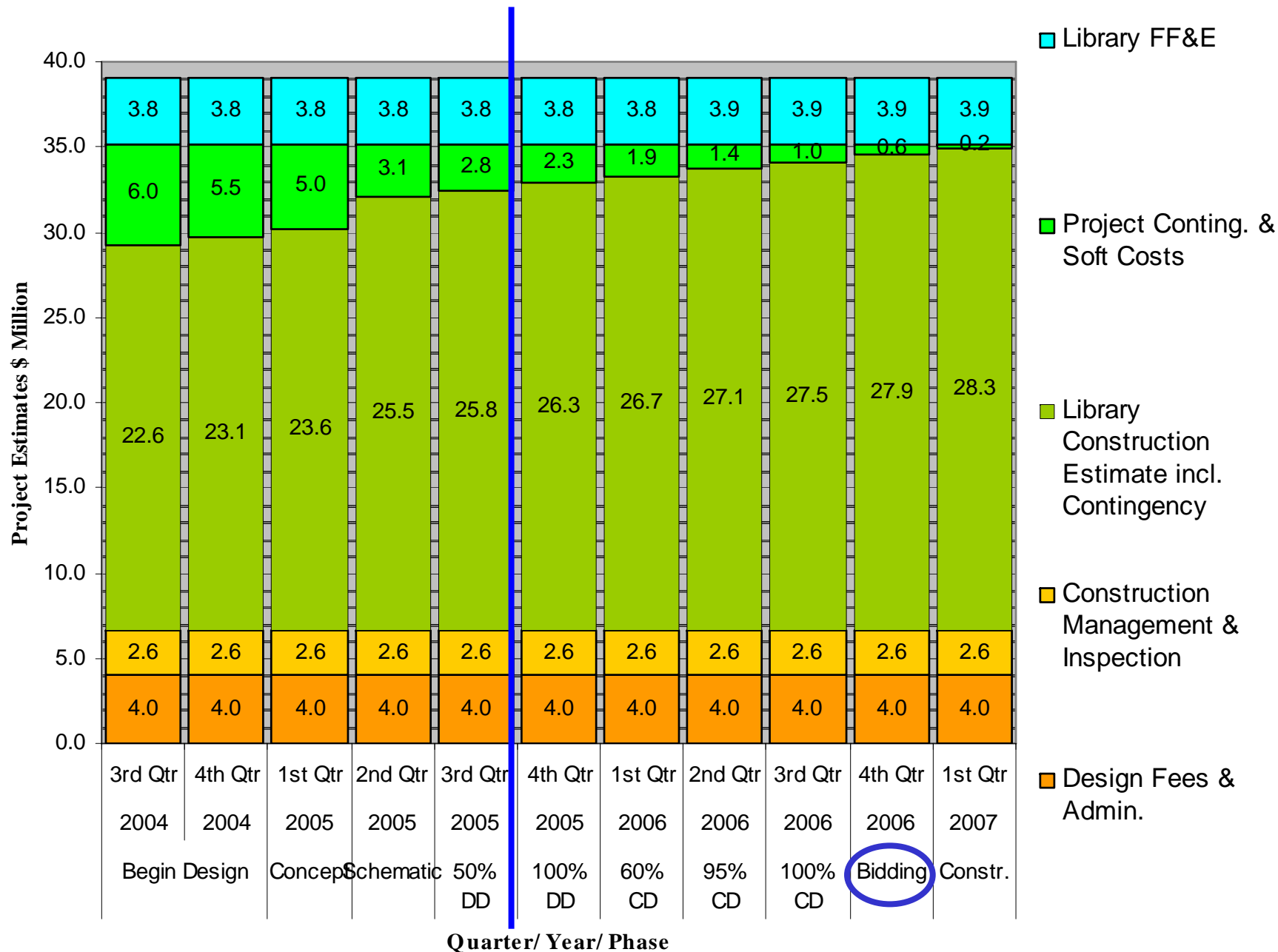
- Streetscape trees & lights along Main St. and Weller up to edge of bay & retail
- Palms and symmetrical lawn in front of Historic Building
- Pear/Birch trees and pedestrian lighting along remaining driveway with street lights at exterior book drop & parking
- Landscape elements match Main street standard unless specific to a library theme
- Accommodates portable bleachers, trash receptacle, bike racks and 3 flagpoles
- Opportunity for landscape sculpture

VIWH2UR R I#SODQ #X SG DWH

Library Cost Plan



Milpitas Library Cost Plan - \$39.0 Million



Milpitas Public Library Cost Plan \$ Millions

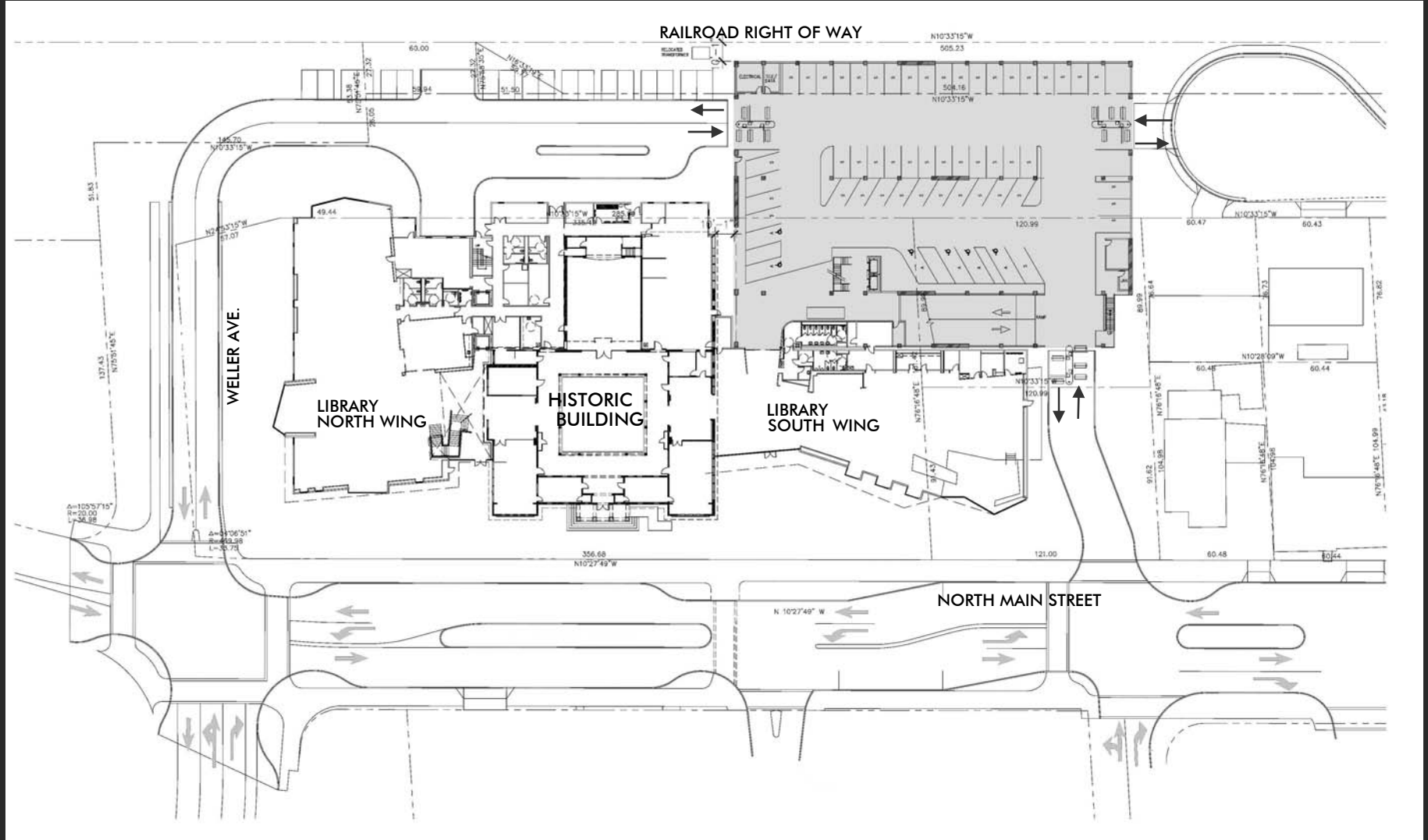
<u>Description</u>	<u>Schematic</u>	<u>50% DD</u>
Building (60,000 SF) Design Target	\$20.3	\$20.8
Bidding Contingency	2.1	2.1
Construction Contingency	2.1	2.1
Subtotal Building Construction	\$24.5	\$25.0
Sitework	1.0	0.8
Furniture, Fixtures & Equipment (FF&E)	3.8	3.8
TOTAL CONSTRUCTION	\$29.3	\$29.6
Project Soft Costs & Contingency	3.1	2.8
Arch./Engr. Fees/CM/Testing/Inspect.	6.6	6.6
TOTAL PROJECT	\$39.0	\$39.0

Construction Cost index rose approximately 5% from Schematic Design phase.

LIBRARY SCHEMATIC DESIGN – FF&E COST PLAN

<u>Description</u>	<u>Estimate</u>	
Service Desks	\$100,000	
Casework	\$300,000	
Shelving & Trim	\$475,000	
Library Furniture	\$597,000	
Standard Furniture	\$684,000	
Accessories & Equipment	\$142,000	
Staff Workstations	\$418,000	
Technology	\$650,000	
Signage	\$200,000	
<u>FF&E Contingency</u>	<u>\$234,000</u>	<u>6%</u>
TOTAL FF&E	\$3,800,000	

MILPITAS MIDTOWN EAST GARAGE & LIBRARY

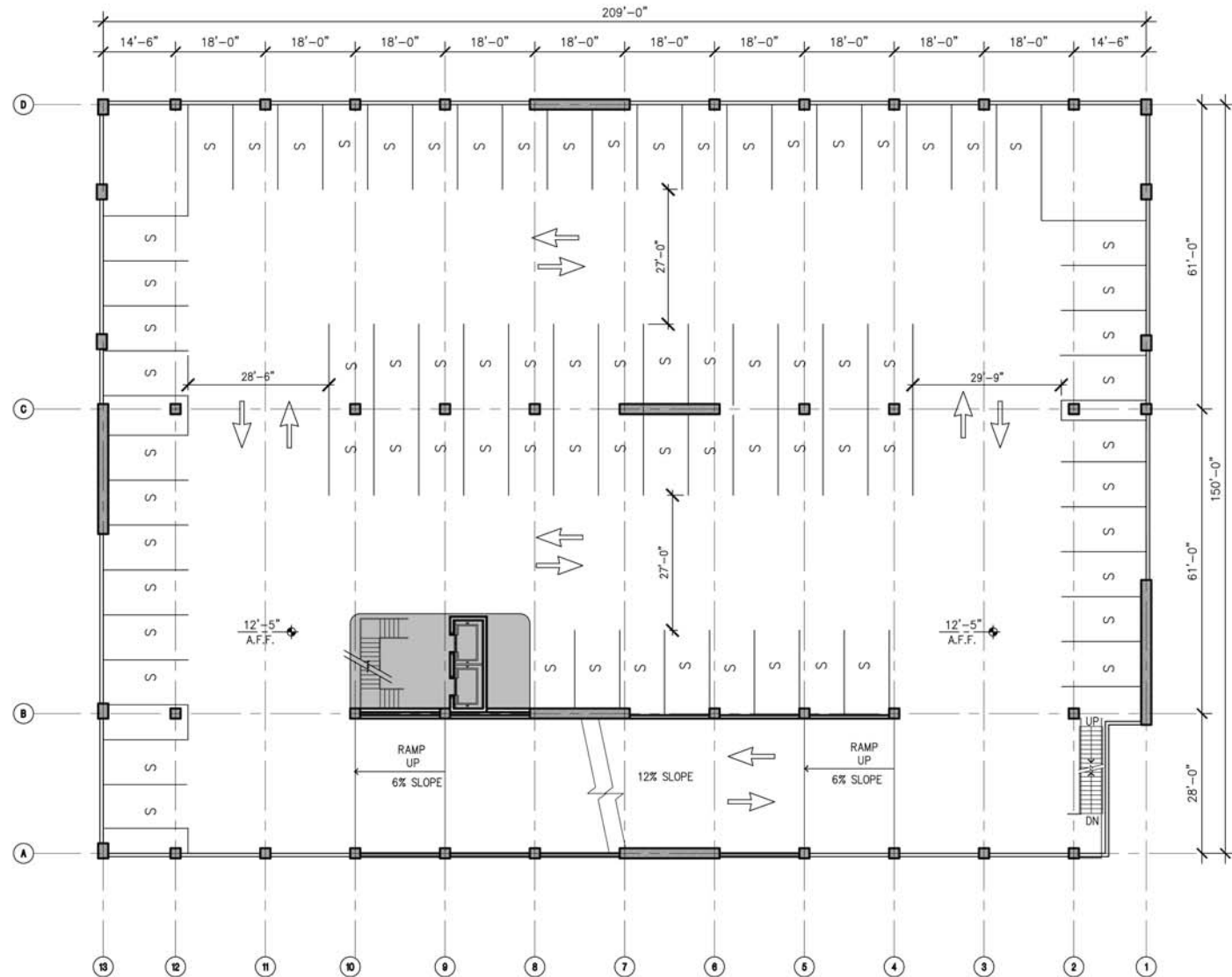


Site Plan

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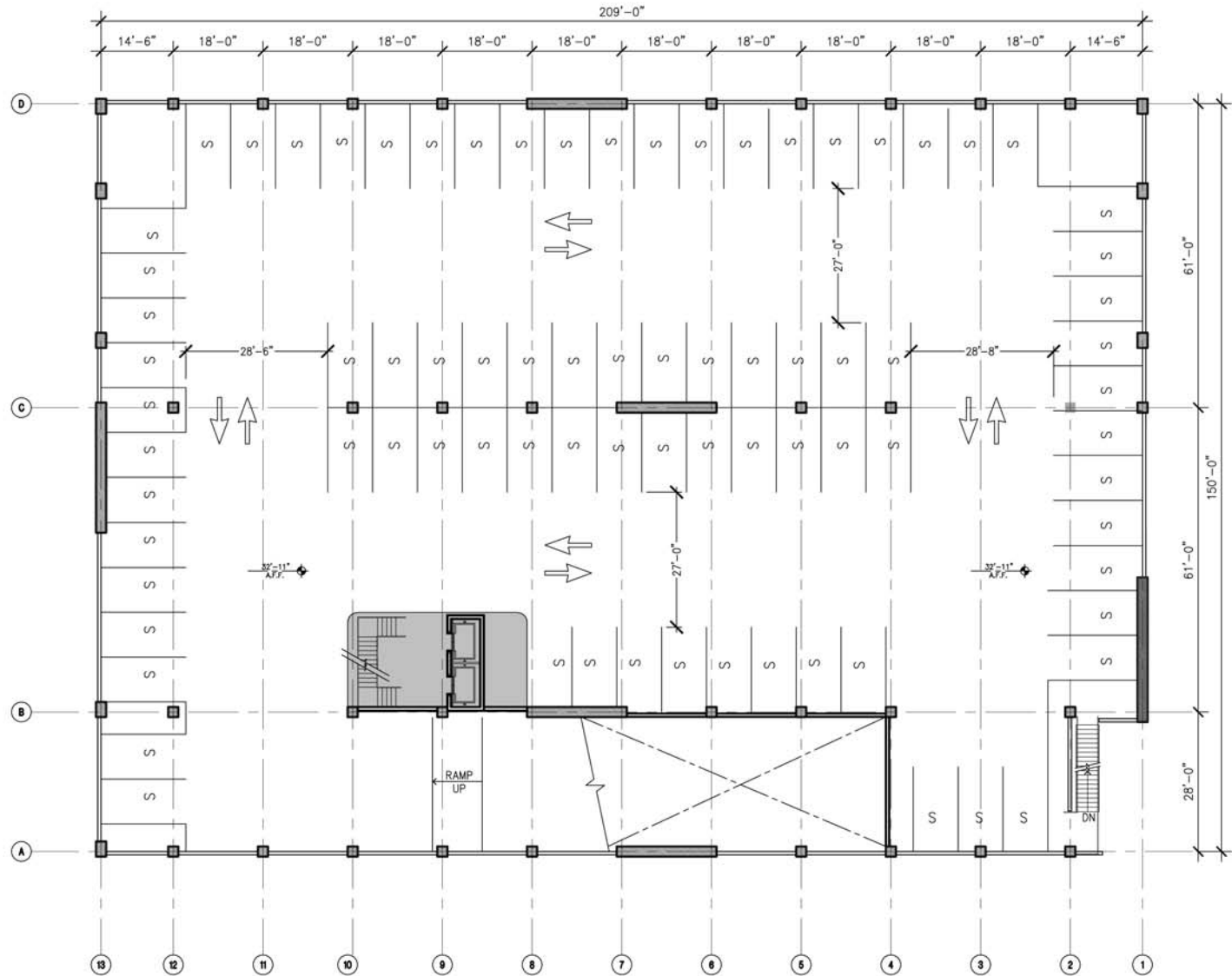
Ground Floor Plan

MILPITAS MIDTOWN EAST GARAGE & LIBRARY

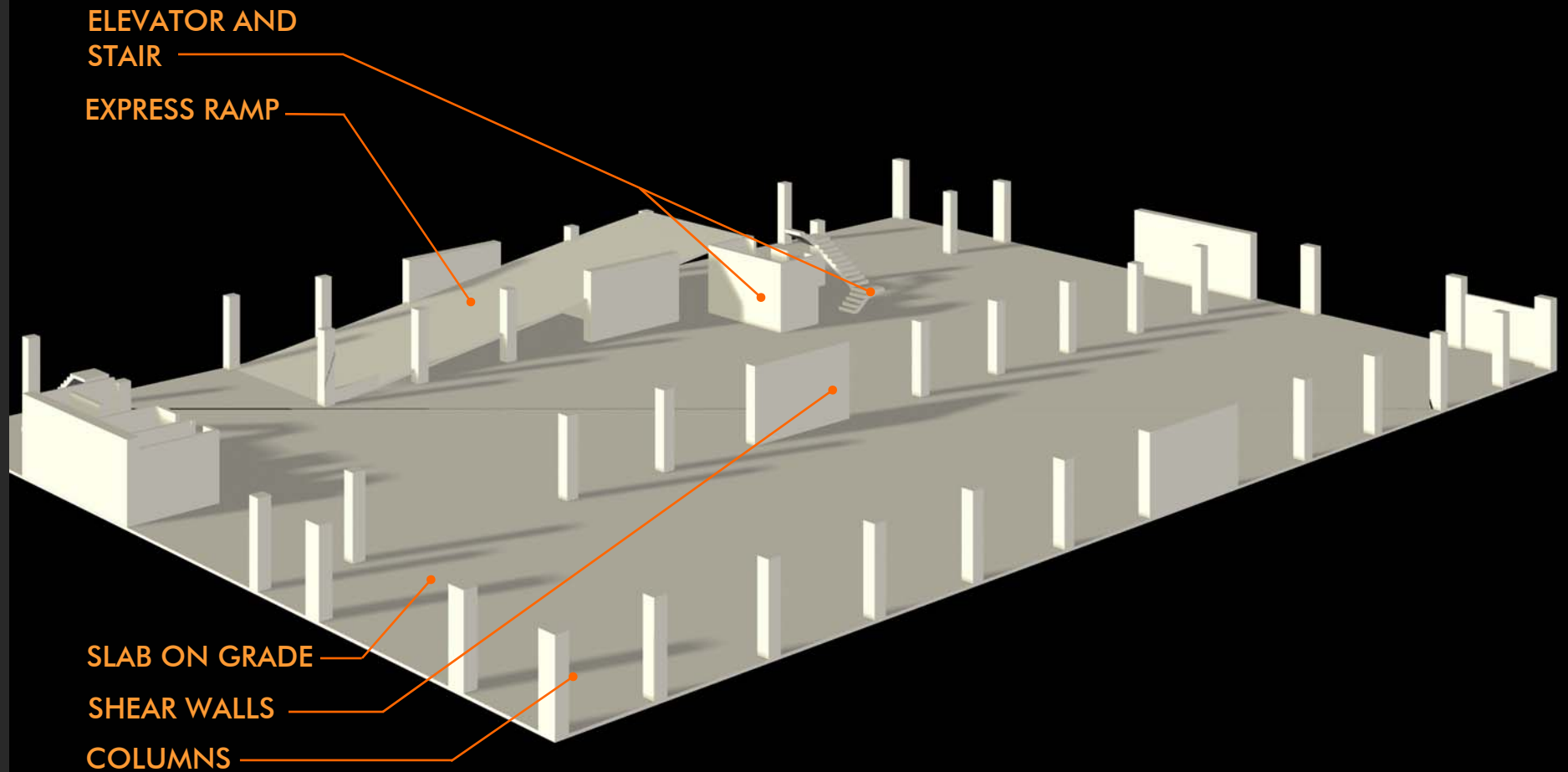


Second & Third Floor Plan

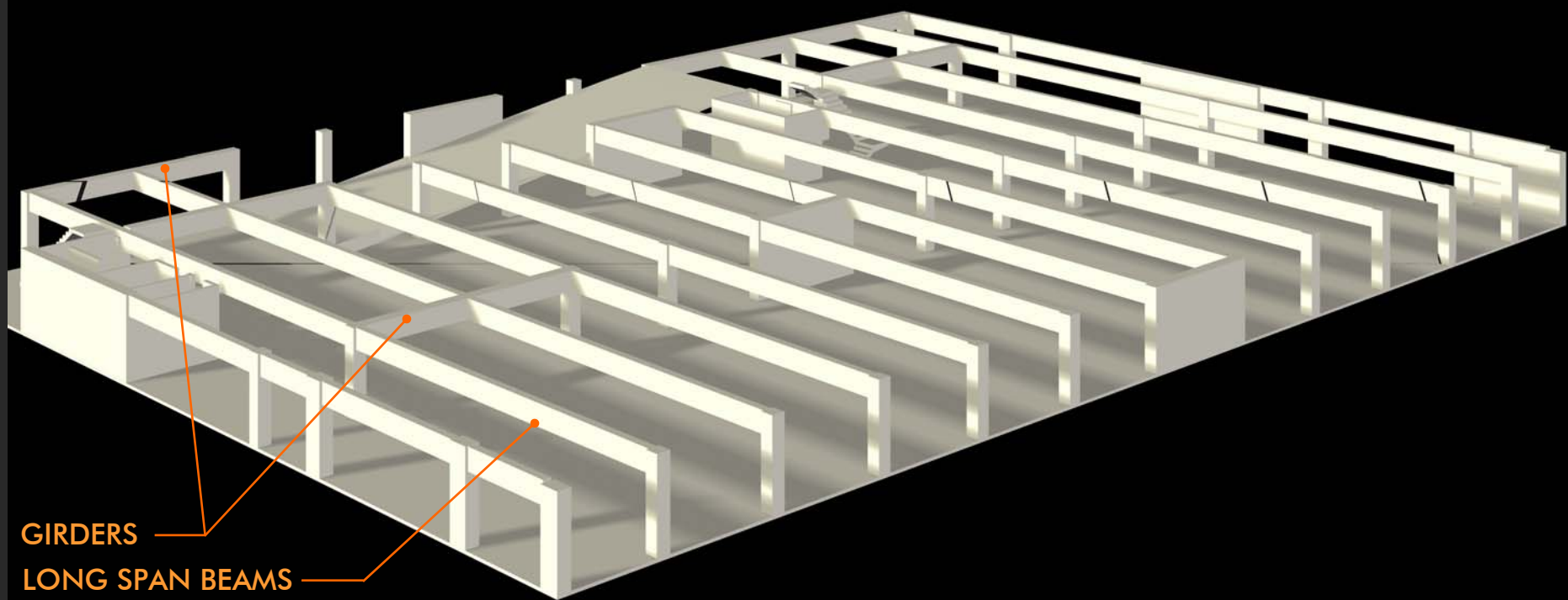
MILPITAS MIDTOWN EAST GARAGE & LIBRARY



Top Floor Plan

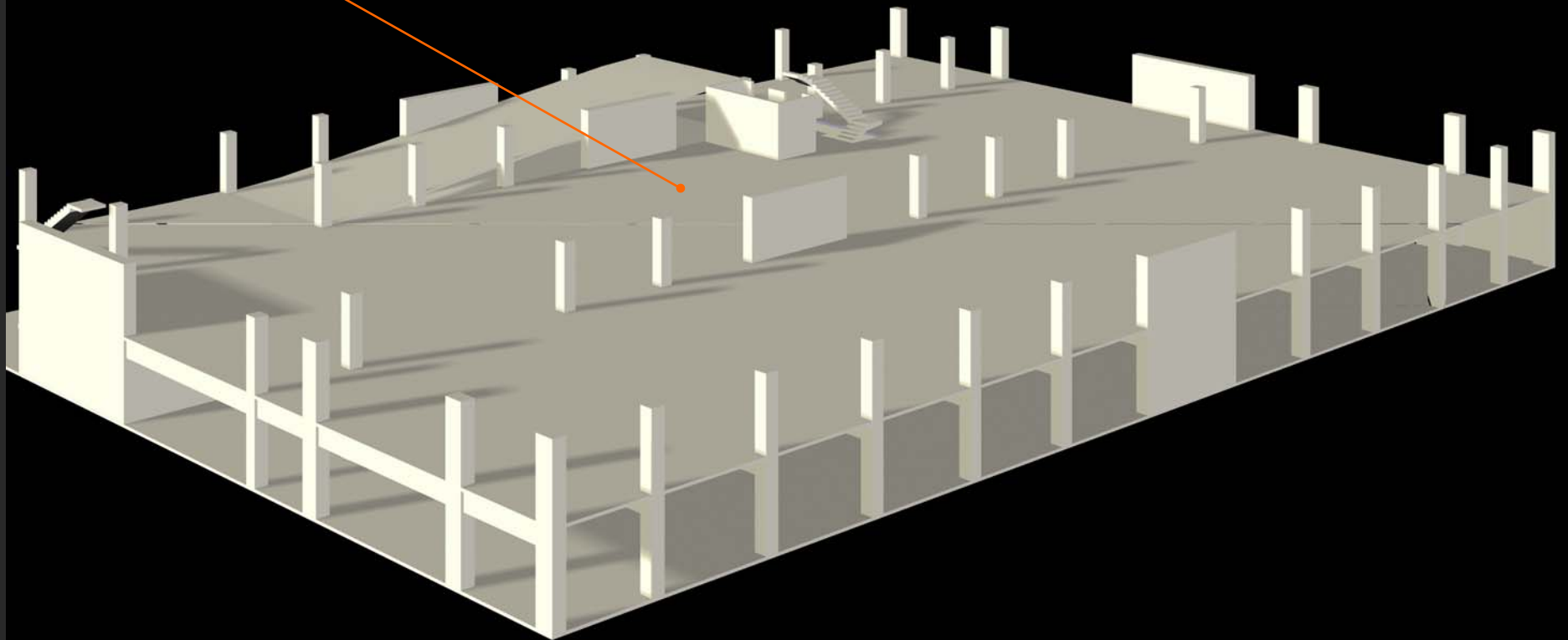


GROUND FLOOR

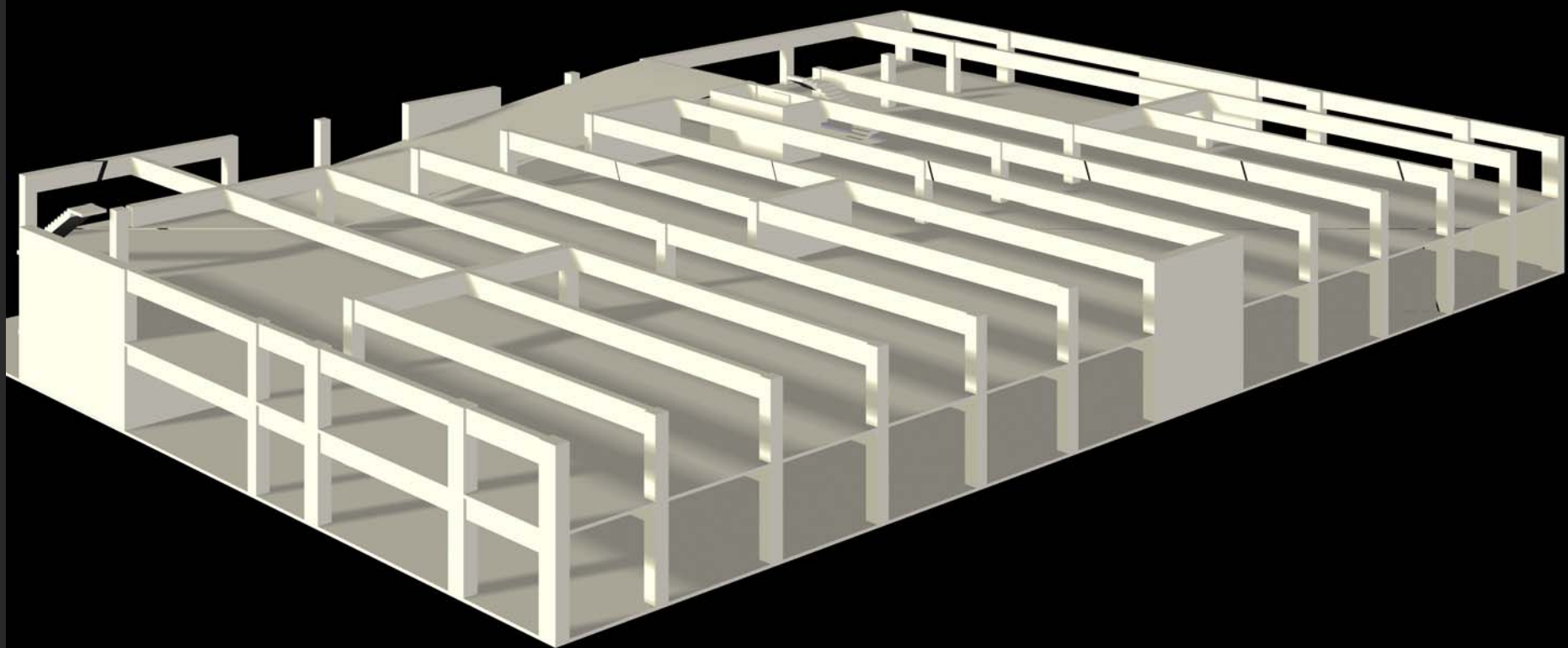


GROUND FLOOR

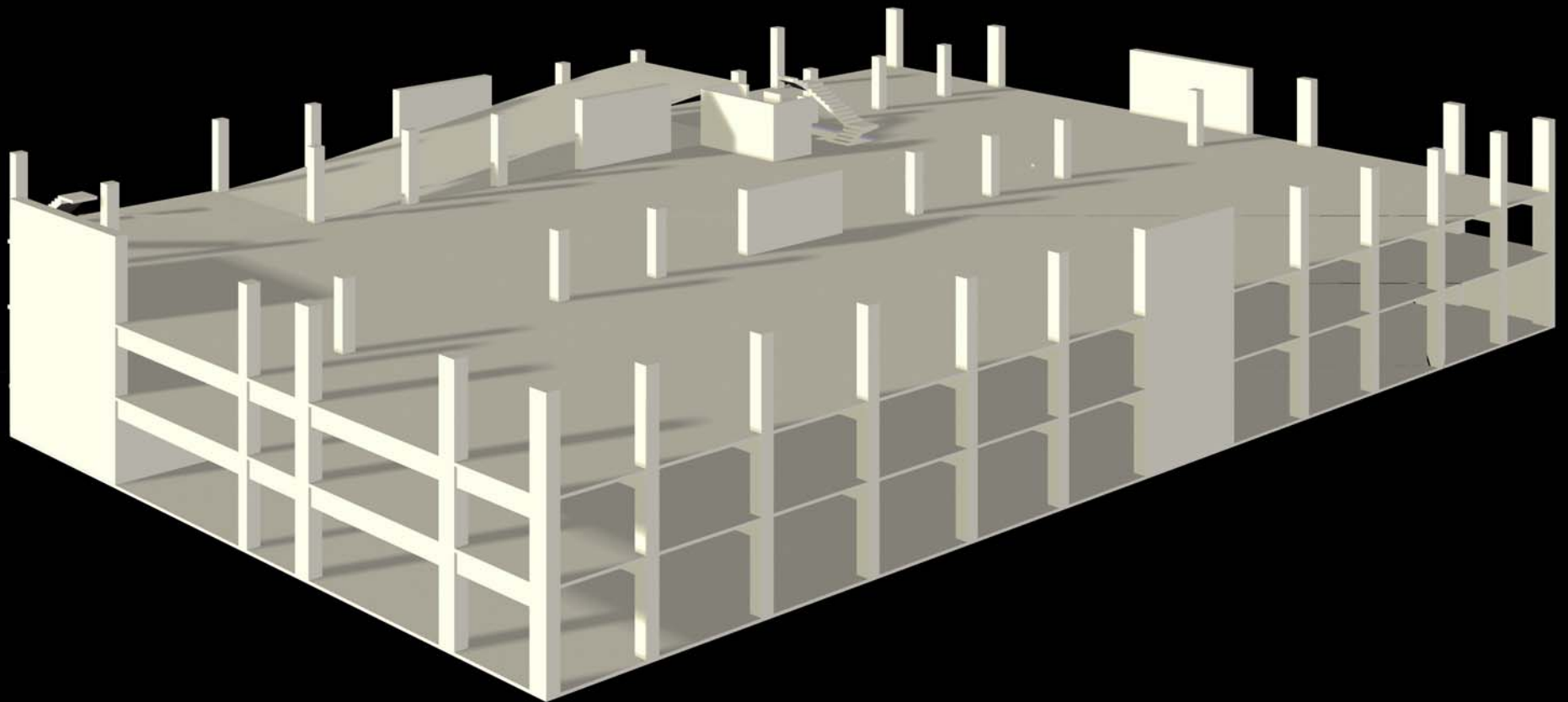
POST TENSIONED FLOOR
SLAB



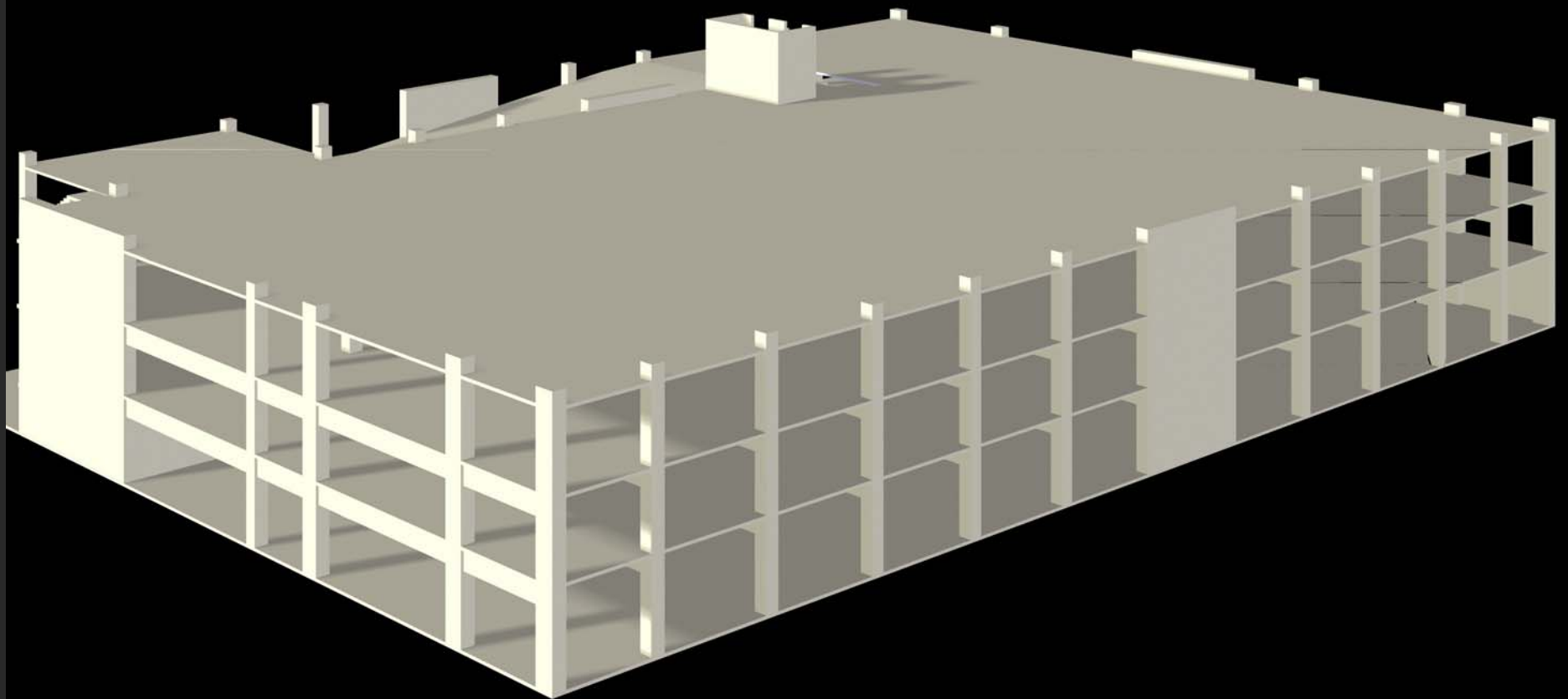
SECOND FLOOR



SECOND FLOOR



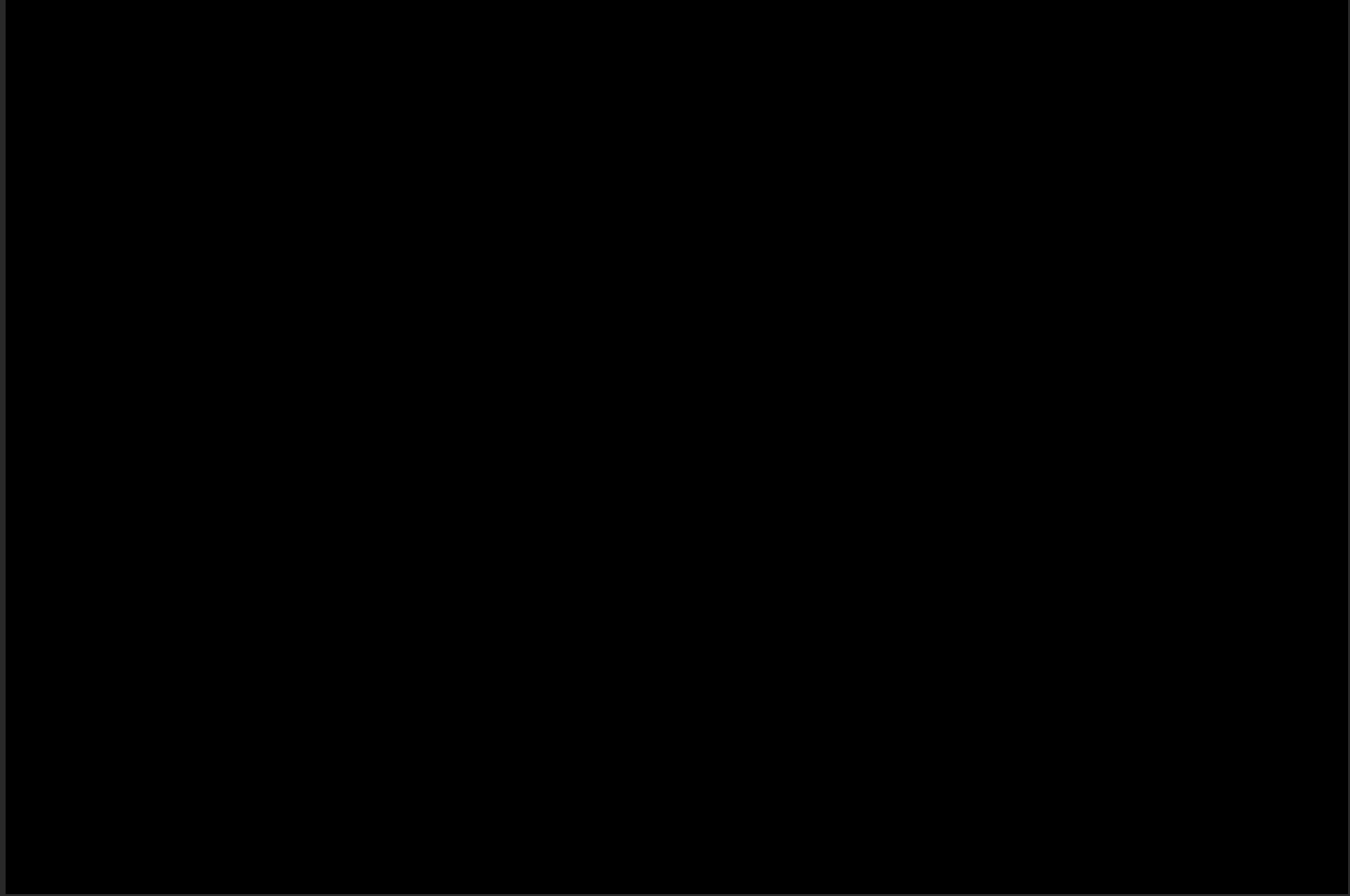
THIRD FLOOR



FOURTH FLOOR



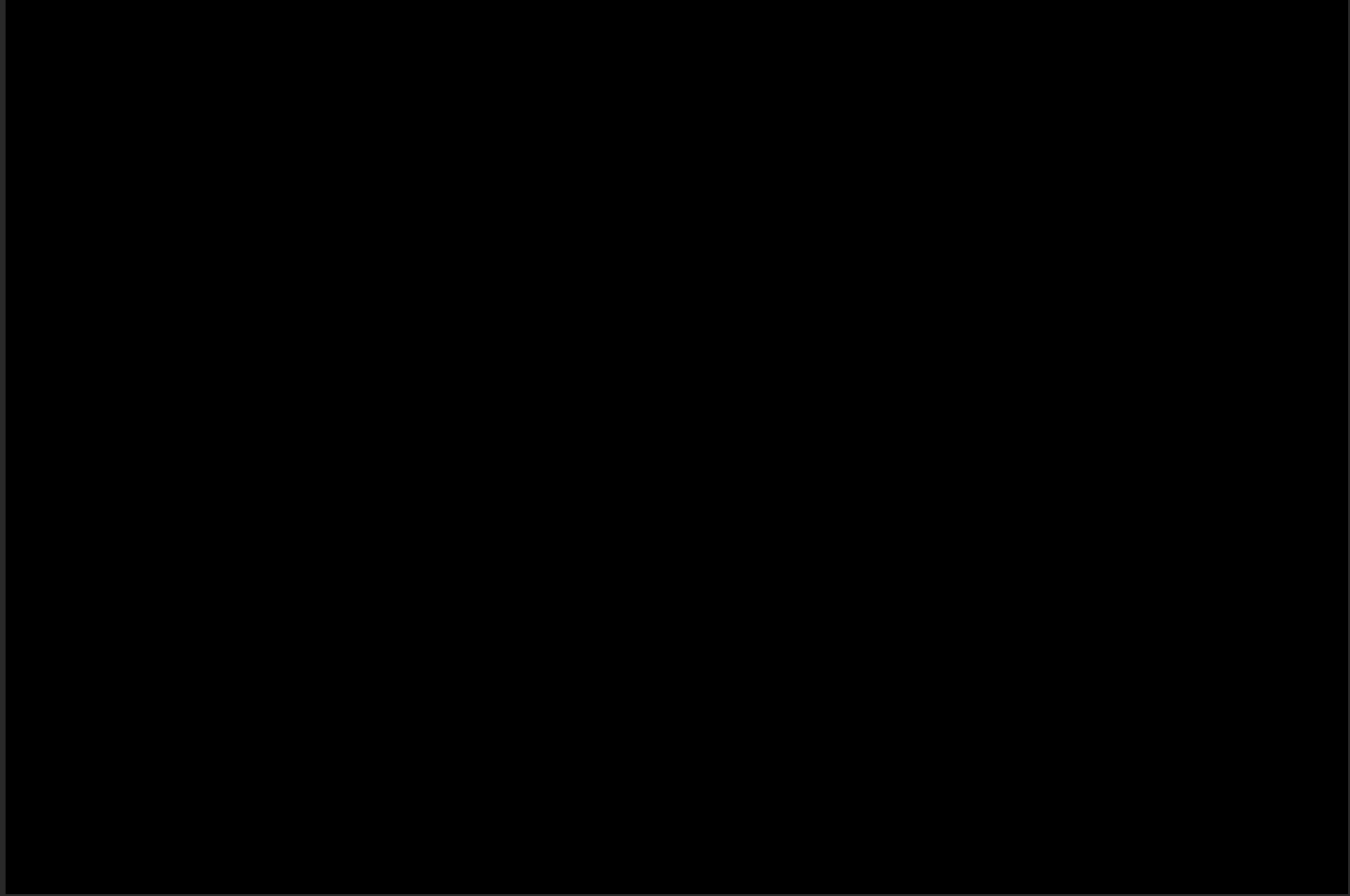
SOUTH EAST VIEW



OVERPASS DRIVE-BY



NORTH ENTRY



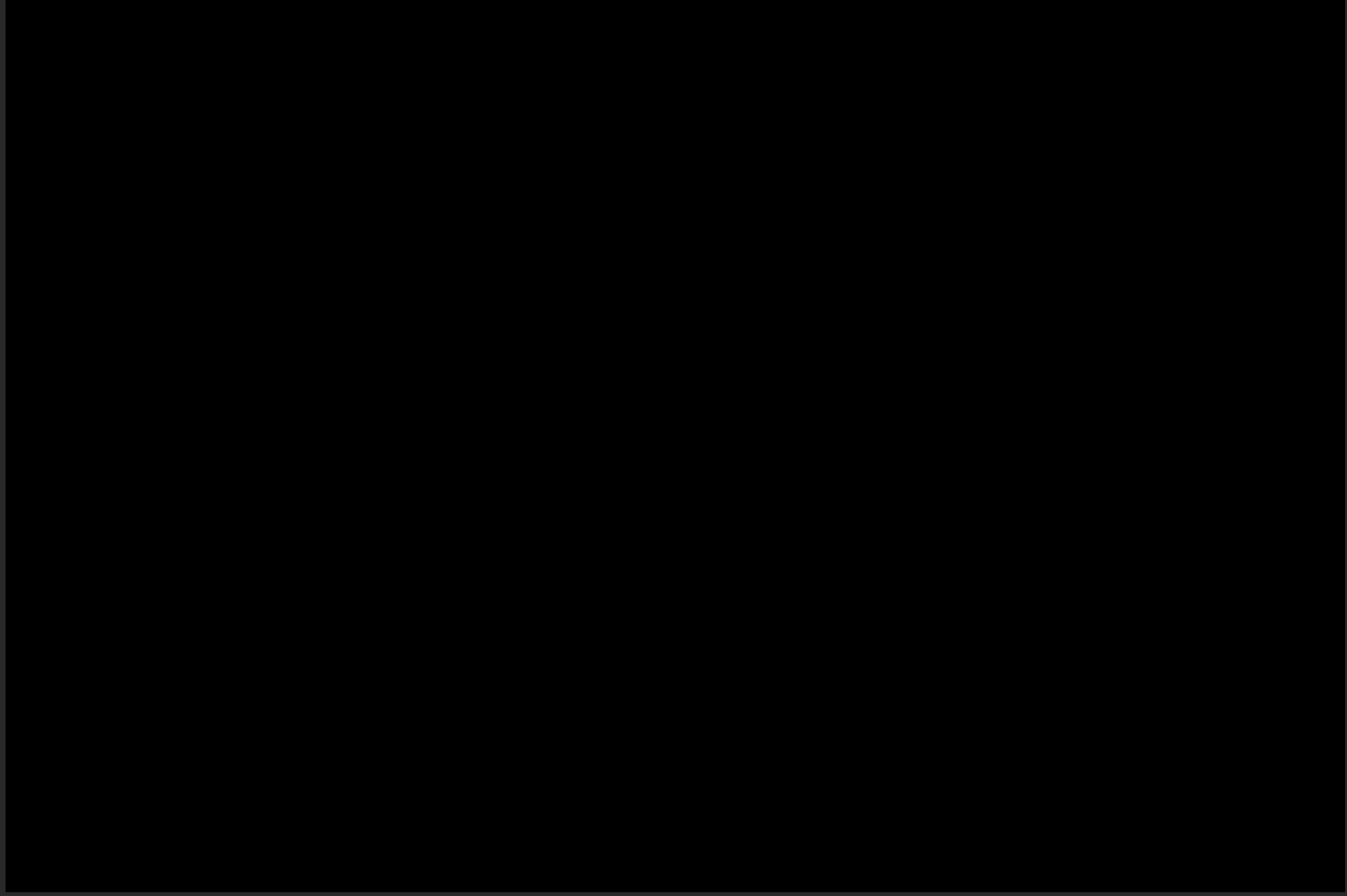
WELLER LANE APPROACH



LIBRARY ENTRY VIEW

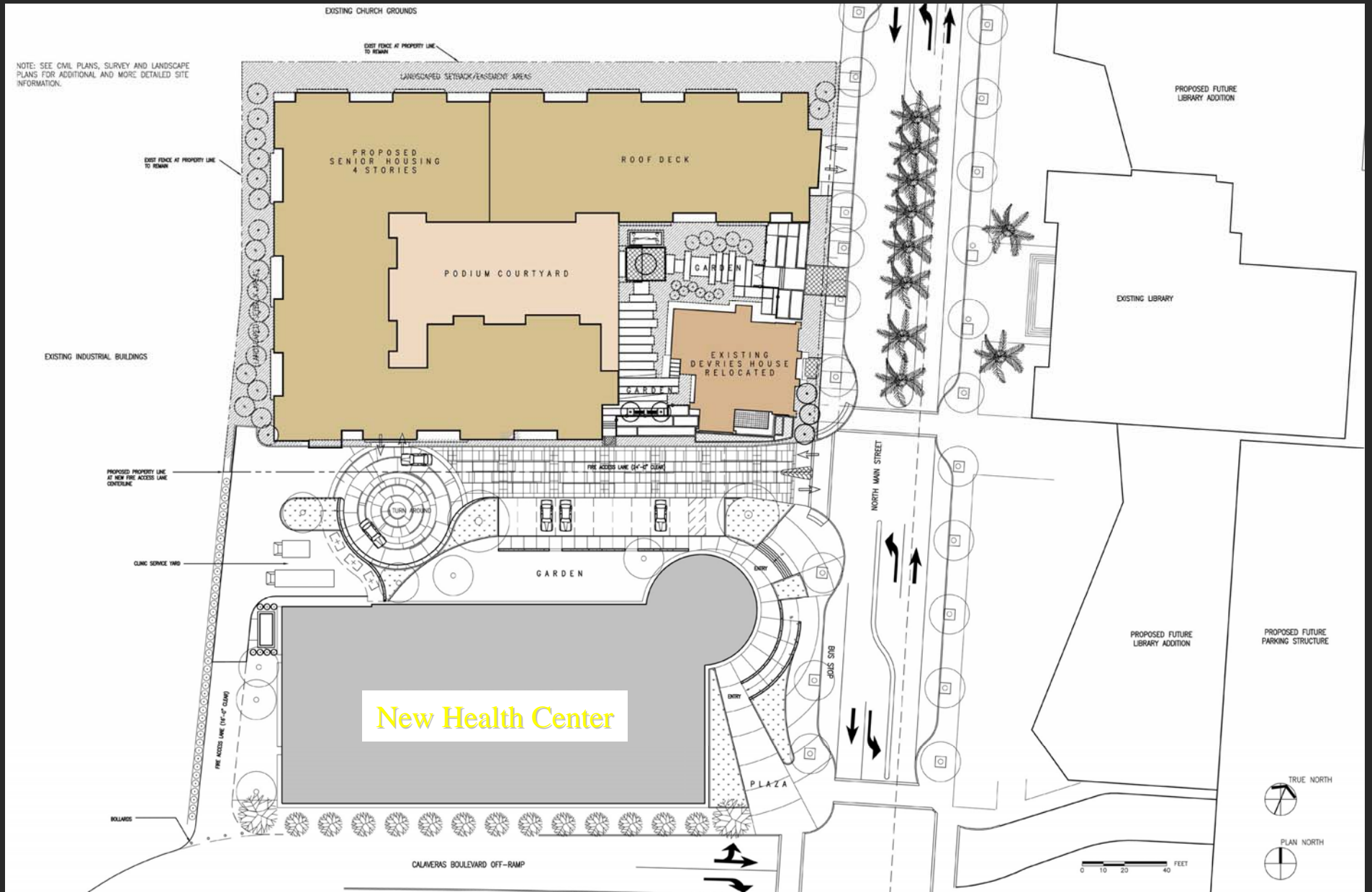


WEST VIEW



N MAIN STREET APPROACH

Site Layout





F rxqwl#K hđok#Vhuylfhv#Ex.lg.lqj



Main Street Entrance & Side Driveway

F rxqwl#K hđok#Vhuylfhv#Ex.lg.lqj



**CITY OF MILPITAS
CIVIC SENIOR CENTER**

MILPITAS SENIOR CENTER

Purpose – Provide an excellent facility that supports Senior Services, including: recreation, nutrition, learning, companionship, counseling, health and well-being.

- Building that is flexible enough to adapt to future programs and uses.
- Building that allows after-hours use by the Community.
- “Green” building that is cost-effective to operate.
- Expand space to appropriate outdoor opportunities
- Beautiful and suitable addition to the Civic Center

Senior Facilities Subcommittee
City Council
Senior Advisory Commission

Methodology:

Renovate the library building at the Civic Center as the new Senior Center (Active Lifestyle Center).

Timing:

Begin Construction as soon as possible after the library is relocated to the new building.

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LIBRARY

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MILPITAS SENIOR CENTER

Consultant Services

Complete Design

- Bid package(s) suitable for Public Competitive Bidding
- Do not rely on City for technical information
 - Existing Conditions, Geotechnical, Environmental, Structural
- Design-Bid-Build – Do not shed design to Contractor
- FF&E

Meet Commitments

- Scope, Schedule, Budget, Quality
- Real, Success-oriented, Fiscally Conservative, Complete

Communicate, Report,

- Monthly progress reports – clear, concise, complete
- Polished, rehearsed presentations

MILPITAS SENIOR CENTER

City Process

City Council/RDA Board

- Approves each phase, authorizes bidding

Senior Facilities Subcommittee

- Provides guidance & direction
- Recommends each City Council/RDA Board action

Senior Advisory Commission

- Hears periodic reports
- Advises City Council on Senior Needs/Services

Senior Center Project Team

- Provides periodic input, review & comment

MILPITAS CIVIC CENTER



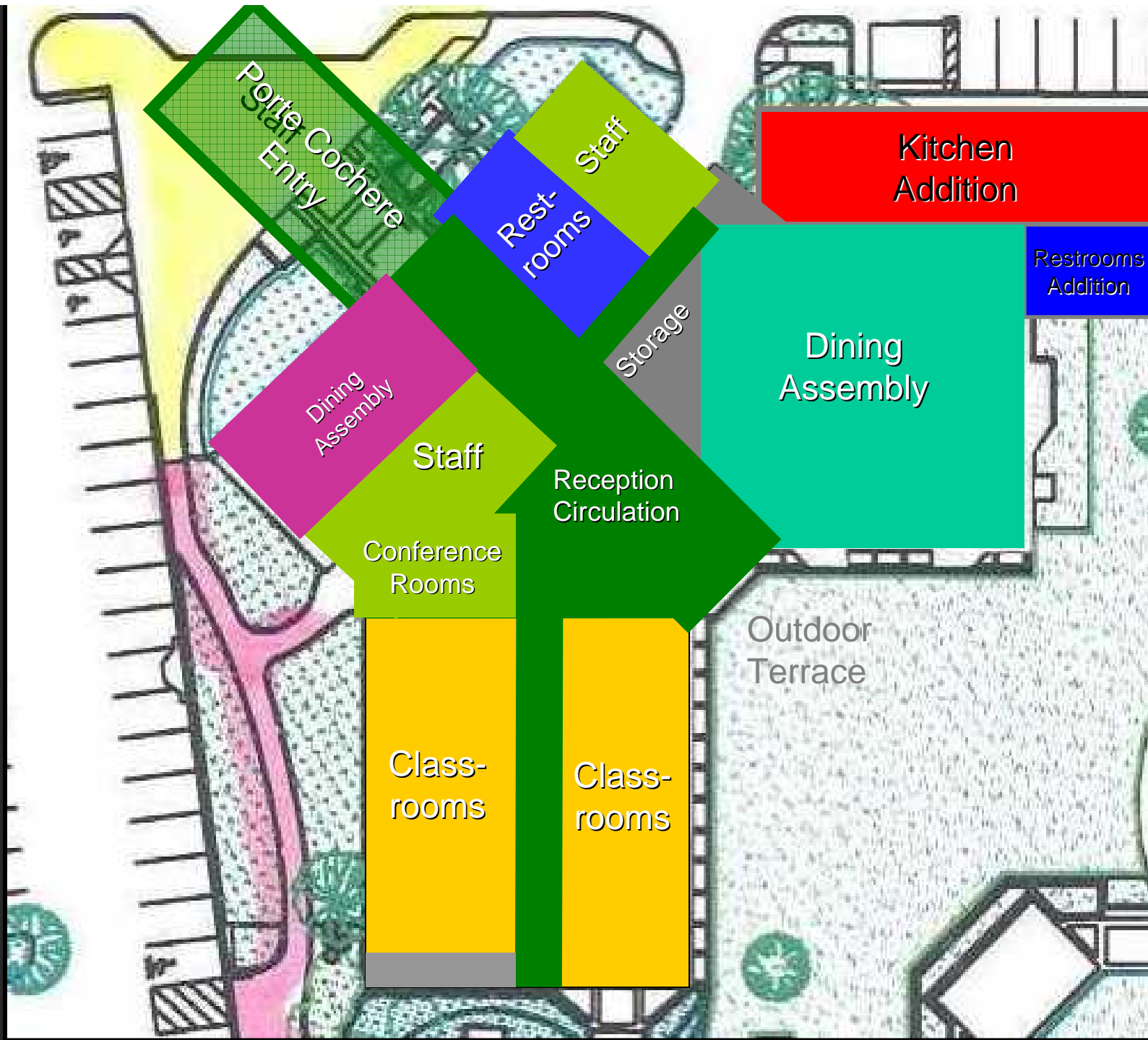


A detailed site plan of a library complex. The central feature is a large, irregularly shaped building labeled "LIBRARY". To the left of the library is a parking lot with several rows of spaces. A yellow-shaded area is located at the top left, adjacent to the parking lot. A pink-shaded path or walkway runs along the left side of the library building. To the right of the library is a large, open area with a stippled texture, possibly a lawn or plaza. In the top right corner, there is an orange-shaded rectangular area. Below the library, there is a blue-shaded area, likely a pond or pool. To the right of the library, there is a curved path leading to a building labeled "AUDIT". The entire plan is surrounded by a parking lot at the top. Various trees and landscaping are indicated by green circles and patterns.

LIBRARY

Veteran's
Memorial

AUDIT



SENIOR CENTER

RFP Process

Issue RFP Senior Center	October 6, 2005
Pre-proposal Meeting 1	October 18, 2005 10am
Pre-proposal Meeting 2	October 27, 2005 2 pm
Proposal Submittal Due	November 3, 2005 2 pm
Interview with Project Staff	November 7 – 10, 2005
Interview with Senior Facilities Subcomm.	December 5, 2005
Council Agreement Approval	December 20, 2005
Agreement Negotiated / Notice to Proceed	January 12, 2005
Complete Design and Bid Documents	May 2008

CITY OF MILPITAS ENGINEERING



Capital Improvement Program

Project Management

Pre-proposal Meeting

End Slide

North Main Street Development Projects

Property Acquisition & Library Related Project

